Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	4/17 Landale Avenue, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $385,000 & $420,000

Median sale price

Median price $665,000 Property Type Unit Suburb Croydon

Period - From 22/10/2024 to 21/10/2025 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/12 Alfrick Rd CROYDON 3136	$390,000	30/08/2025
2	1/1 Lusher Rd CROYDON 3136	$440,000	29/05/2025
3	204/291 Mt Dandenong Rd CROYDON 3136	$382,000	06/05/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 22/10/2025 16:15

4/17 Landale Avenue, Croydon Vic 3136

JellisCraig

Gary Seaye
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1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$385,000 - $420,000
Median Unit Price
22/10/2024 - 21/10/2025: $665,000

Comparable Properties



2/12 Alfrick Rd CROYDON 3136 (REI/VG)

1 1 1

Price: $390,000
Method: Private Sale
Date: 30/08/2025
Property Type: Apartment

Agent Comments



1/1 Lusher Rd CROYDON 3136 (REI)

1 1 1

Price: $440,000
Method: Private Sale
Date: 29/05/2025
Property Type: Apartment

Agent Comments



204/291 Mt Dandenong Rd CROYDON 3136 (REI/VG)

1 1 1

Price: $382,000
Method: Private Sale
Date: 06/05/2025
Property Type: Apartment

Agent Comments

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